040.0	0005	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	666,100	/	666,100
USE VALUE:	666,100	/	666,100
ASSESSED:	666,100	/	666,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		AMHERST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YULIKOVA OLGA
Owner 2:	
Owner 3:	
Street 1:	14 AMHERST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEGAL ARKADI/YULIKOVA OLGA -
Owner 2:	-
Street 1:	14 AMHERST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1918, having primarily Vinyl Exterior and 1156 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	216,900	5,200	444,000	666,100
Total Card	0.103	216,900	5,200	444,000	666,100
Total Parcel	0.103	216,900	5,200	444,000	666,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 576.21 | /Parcel: 576.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	27134
GIS Ref	
GIS Ref	
Insp Date	11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 040.0-0005-0008.0

!3334!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,900	5200	4,500.	444,000	666,100	666,100	Year End Roll	12/18/2019
2019	101	FV	194,700	5200	4,500.	471,800	671,700	671,700	Year End Roll	1/3/2019
2018	101	FV	194,700	5200	4,500.	344,100	544,000	544,000	Year End Roll	12/20/2017
2017	101	FV	194,700	5200	4,500.	299,700	499,600	499,600	Year End Roll	1/3/2017
2016	101	FV	194,700	5200	4,500.	255,300	455,200	455,200	Year End	1/4/2016
2015	101	FV	184,000	5200	4,500.	249,800	439,000	439,000	Year End Roll	12/11/2014
2014	101	FV	173,700	5200	4,500.	205,400	384,300	384,300	Year End Roll	12/16/2013
2013	101	FV	173,700	5200	4,500.	195,400	374,300	374,300		12/13/2012

PRINT

Date	Time
12/10/20	18:36:53

LAST REV

Date	Time
04/02/19	15:27:22

apro

USER DEFINED

Prior Id # 1:	27134
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3334

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEGAL ARKADI/YU	63538-95		4/28/2014	Convenience	99	No	No		
LINDSAY JAMES J	43542-492		8/12/2004		427,000	No	No		
ROODY GREGORY N	22132-510		6/17/1992		151,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2014	622	Add Bath	11,950					

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
6/25/2014	Info Fm Prmt	PC	PHIL C
4/16/2009	Meas/Inspect	189	PATRIOT
4/15/2009	Measured	372	PATRIOT
12/16/2004	MLS	MM	Mary M
3/28/2000	Inspected	263	PATRIOT
2/29/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	443,999	Spl Credit		Total:	444,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	2 - Slate
Color:	BROWN
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

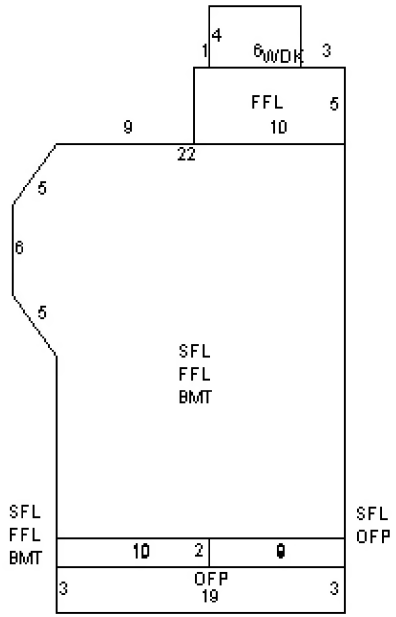
OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

PDAS BSMT SINK.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.01959801
Adj $ / SQ:	178.939
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314393
Depreciation:	97462
Depreciated Total:	216931

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	178.94
Special Features:	0	Val/Su Net:	120.57
Final Total:	216900	Val/Su SzAd	187.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	594	178.940	106,290
SFL	Second Floor	562	178.940	100,564
BMT	Basement	544	53.680	29,203
OFP	Open Porch	75	39.250	2,944
WDK	Deck	24	16.310	392

Net Sketched Area:	1,799	Total:	239,393
Size Ad 1156	Gross Are 1799	FinArea 1156	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	GD	1918	22.72	T	30	101			5,200			5,200

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200

IMAGE

AssessPro Patriot Properties, Inc